

TOGETHER WITH, an undivided one-twelfth (1/12th) interest in that certain parcel designated as Common Area on the plat of "Scarlet Oaks" made by LandTech Resources, Inc dated June 12, 2001, of record in the Clerk's Office aforesaid in Plat Cabinet F, Slide 193, which said interest shall be appurtenant to and pass with title to the above described Lot 7

ALSO TOGETHER WITH, the right of ingress and egress of "Scarlet Oak Drive" for the purpose of access from Lot 7 to the aforesaid Common Area

ALSO TOGETHER WITH, a 50 foot access easement over "Scarlet Oak Drive" over Parcels A and C and Lots 1, 2, 5, 6, 8, 9 and 10 for the purpose of ingress and egress from Lot 7 to Academy Road as shown on the aforesaid plat

Being the same real estate conveyed to Robert Hanratta by deed from Virginia Land Resources, Inc , a Virginia corporation, dated June 15, 2001, recorded June 22, 2001 in the Clerk's Office, Circuit Court, Powhatan County, Virginia in Deed Book 436, page 249

which relief shall extend to the purchaser at the foreclosure sale to allow the purchaser to take such action under state law, as may be necessary, to obtain possession of the property. It is further

ORDERED that this Order shall not pertain to relief as to the Trustee, which relief may be granted by separate order of this Court following a hearing on the Motion or with consent of the Trustee.

DONE at Richmond, Virginia, this ____ day of August, 2011.

United States Bankruptcy Judge

I ASK FOR THIS:

/s/ Erin E. Kessel

Robert H. Chappell, III, Esquire (VSB #31698)

Jennifer J. West, Esquire (VSB #47522)

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Spotts Fain PC

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Counsel for Citizens and Farmers Bank

SEEN AND AGREED TO:

/s/ Kevin A. Lake (by Erin E. Kessel with permission via email)

Kevin A. Lake

McDonald, Sutton & Duval, PLC

5516 Falmouth Street, Suite 108

Richmond, VA 23230

Counsel for the Debtor

CERTIFICATE OF SERVICE

I hereby certify that a true copy of the foregoing Order Granting Relief From Stay was served by first class mail, postage prepaid, on the 12th day of August, 2011, to the following, constituting all necessary parties:

Robert J. Hanratta

1000 Sommerworth Lane, Apt. 1527

Richmond, VA 23233

Kerry F. Hanratta

1000 Sommerworth Lane, Apt. 1527

Richmond, VA 23233

Kevin A. Lake

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5516 Falmouth Street, Suite 108

Richmond, VA 23230

Roy M. Terry, Jr., Trustee

DurletteCrump PLC

P.O. Box 2188

Richmond, VA 23218-2188

/s/ Erin E. Kessel

PARTIES TO RECEIVE COPIES:

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